



# 6 CHESTERFIELD GARDENS

MAYFAIR W1

6,711 SQ FT

HIGH QUALITY OFFICE FLOOR TO LET

# NEW FACILITIES & SPACE

The 4th floor has recently undergone refurbishment and offers 6,711 sq ft of contemporary CAT A workspace. The floor is finished to the highest standard with an abundance of natural light and a private terrace which is 96 ft in length. The building offers an impressive manned reception and new stylish end of journey facilities.



Building reception



Exterior



Demised showers



Newly refurbished accommodation



Commissionaire



Air-conditioning



Fully accessed raised floors



Excellent natural light



3x passenger lifts



New end of journey facilities

# 4th FLOOR

The 4th floor provides 6,711 sq ft of contemporary CAT A workspace with a private terrace



CAT A floor



Private terrace



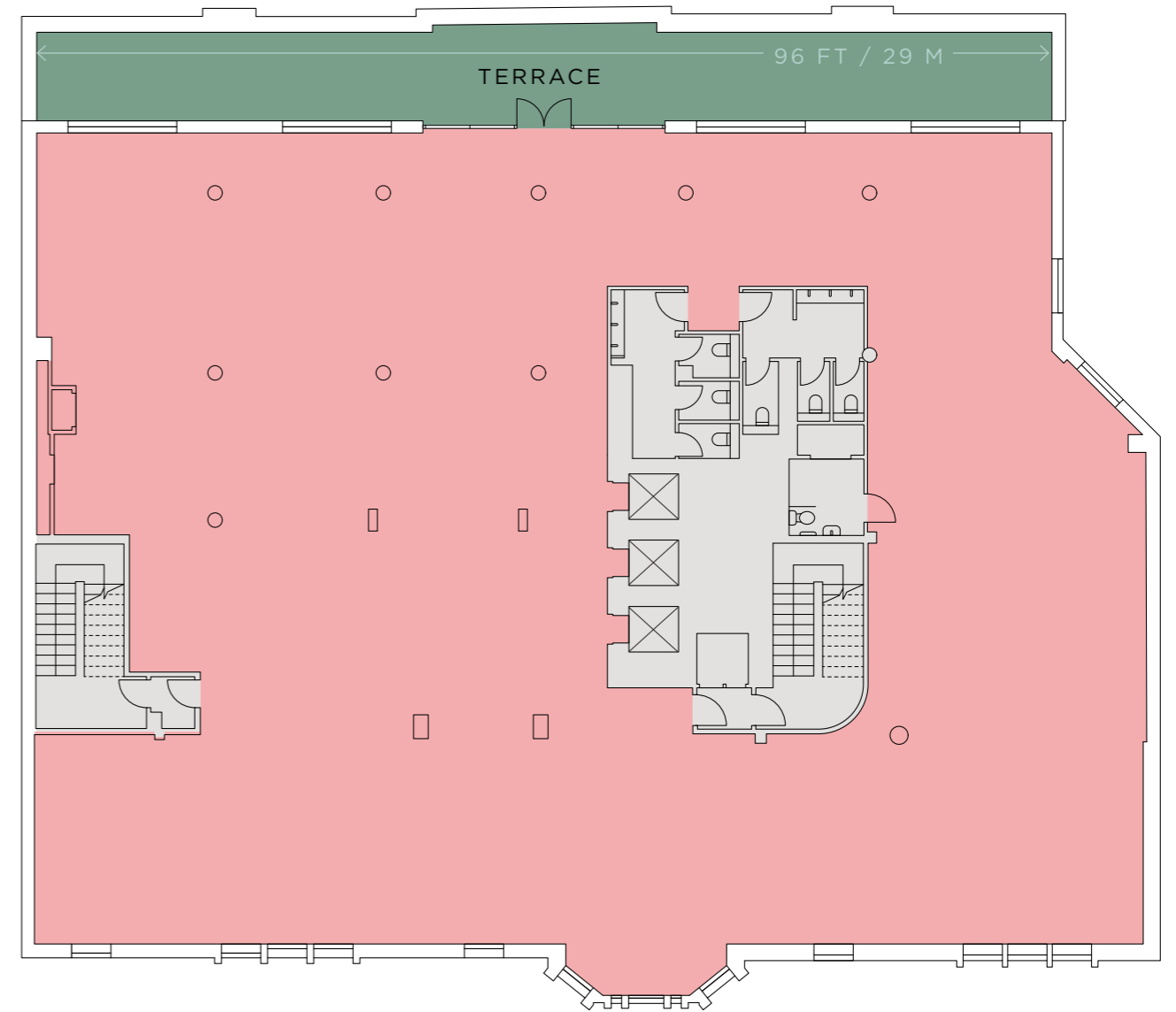
CAT A floor





# 4th FLOOR PLAN

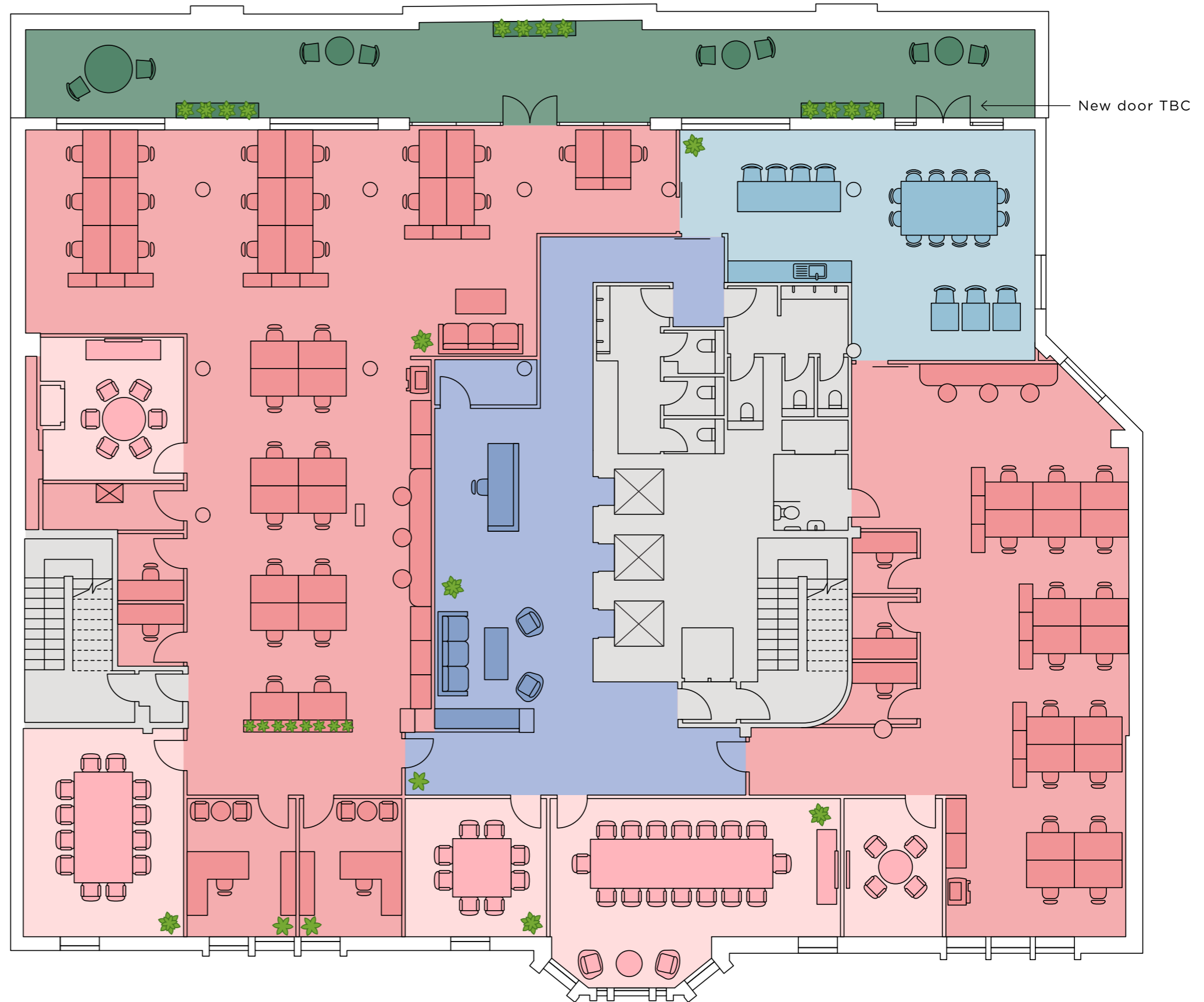
6,711 SQ FT / 623.5 SQ M





# INDICATIVE SPACE PLAN

- 50x Workstations
- 1x 16 person boardroom
- 1x 12 person boardroom
- 1x 8 person meeting room
- 1x 6 person meeting room
- 1x 4 person meeting room
- 2x Executive offices
- 5x Private workspaces



New door TBC

North ←

\*Diagram is indicative and not to scale



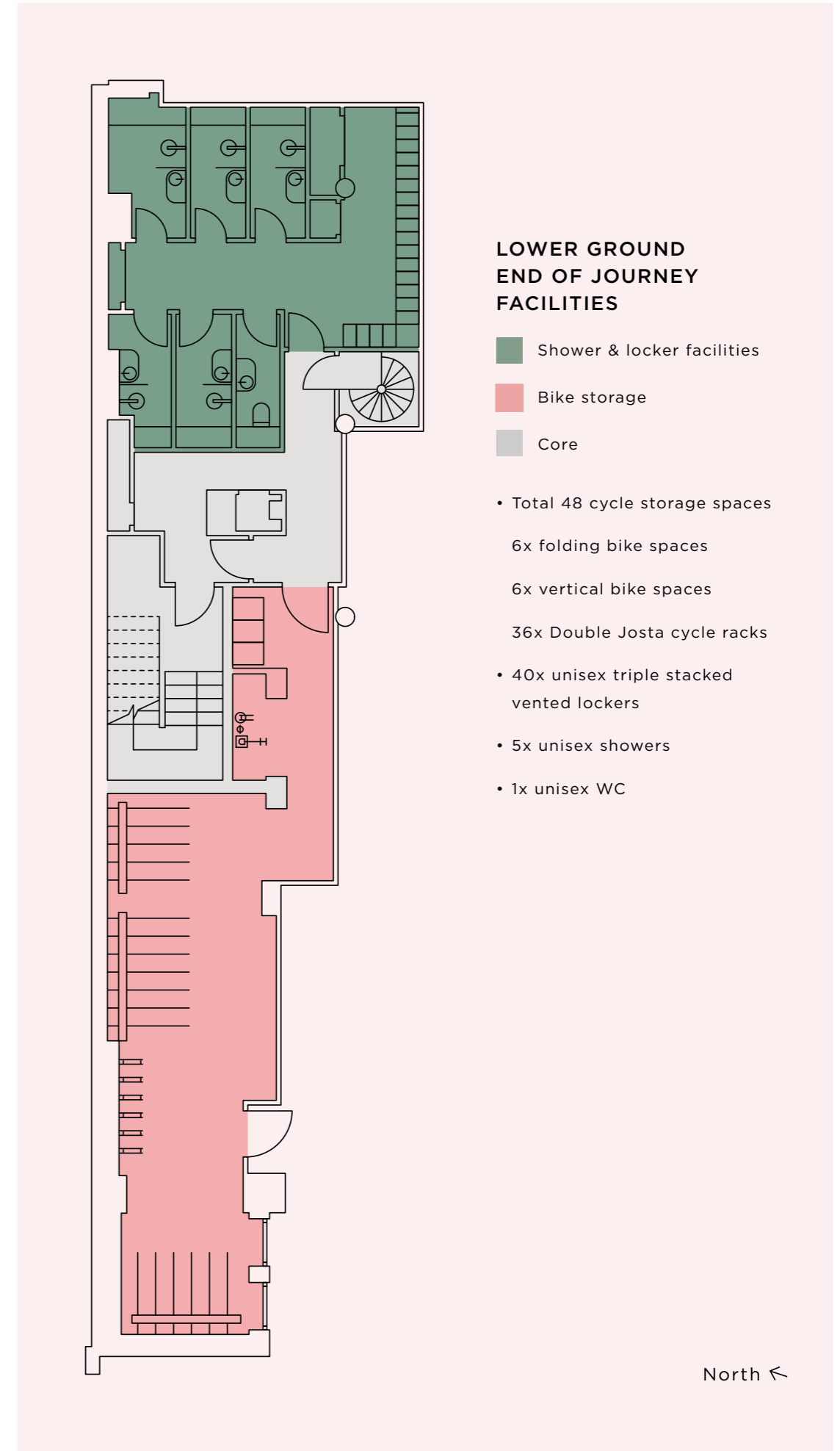
Shower and locker facilities CGI



CGI



Bike storage CGI



# LUXURIOUS MAYFAIR

Chesterfield Gardens is one of Mayfair's best kept secrets; a quiet, secluded enclave in luxurious surroundings, with No.6 at its heart. It is one of the most exclusive office locations in the world, an area renowned for character and prestige.



# SPECIFICATION

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## OFFICE FEATURES

Modern ground floor reception with 24hr coverage  
Metal modern suspended ceilings with architectural features  
VRF air conditioning system (dedicated to floor)  
LED lighting with dimmable control  
Fully refurbished 6 WCs + 1 Accessible WC

## WELLNESS FEATURES

**Biophilia:**  
Terrace on the 4th floor with a mix of soft and hard landscaping to improve wellness and well-being

**Promoting Active Lifestyles:**  
End-of-trip facilities to encourage cycling to work  
Separate cycle entrance

## SUSTAINABILITY

EPC - B

## EXTERNAL AREAS

External roof terrace on level 4

## END OF JOURNEY

Cycle store: Total 48 spaces  
Cycle Storage: Folding bikes (6 units)  
Vertical Bike Storage: 6 spaces  
Double Josta cycle racks: 36 spaces  
Unisex lockers: 40 units (triple stacked vented)  
Drying room area  
Towel station  
Cycle Maintenance Stand  
5 Unisex Showers  
1 Unisex WC

## TECHNICAL SPECIFICATION

150mm raised floor with approximately 110mm void  
(variable across site)  
69kVA incoming electrical supply  
Occupational density - 1 per 10m<sup>2</sup>  
3 x Lifts (13 person/1000kg)  
Toilets: 1 per 10m<sup>2</sup>  
Floor to ceiling height: 2650mm



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MAYFAIR W1



Sanderson  
Weatherall



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